ASSIGNEE'S SALE OF REAL ESTATE AND IMPROVEMENTS NEAR FREDERICK CITY, MARYLAND

By virtue of the power of sale contained in a mortgage from Herbert E. Bryan, clated May 1, 1967, and recorded among the Land Records of Frederick County, Maryland, in Liber 765, Folio 215, said mortgage being in default and having been assigned to the undersigned Assignee for the purpose of foreclosure, the said Assignee will offer for sale at the Court House Door in Frederick, Maryland on:

TUESDAY, APRIL 9, 1974

AT 11:00 O'CLOCK A.M.

all of the hereinafter described real estate together with the improvements thereon, described in said mortgage, to wit:

All that tract or parcel of land situate, lying and being on the South side of the State Road leading from Frederick to Hagerstown, known and designated as Route 40, fronting 160 feet, more or less, on said highway and running back with an even width 280 feet, and being designated as Lots Nos. 7 and 8 on a Plat of the Subdivision prepared for Charles I. Wiles and Gladys B. Wiles, his wife, by Frank W. Rothenhoefer, Engineer, dated February 24, 1950, and recorded in Plat Book No. 3, Folio 63, one of the Land Records of Frederick County, Maryland; EXCEPTING, HOWEVER, therefrom and thereout, all of that lot, piece or parcel of ground heretofore conveyed by Lucille V. Rose, Widow, to the State of Maryland, for the use of the State Roads Commission, by deed dated February 23, 1967, and recorded among the Land Records of Frederick County, Maryland, in Liber 762, Folio 352.

BEING all and the same real estate which was conveyed unto Herbert E. Bryan, by a deed from Lucille V. Rose, Widow, which said deed was dated the 1st day of May, 1967, and is recorded among the Land Records of Frederick County, Maryland, in Liber 764, Folio 452.

The improvements to be soid consist of a one story cement block building with brick faced building approximately 30X60 with asbestos shingle roof, storm windows and storm porch, and presently used as a restaurant business operating under the name of The 40 West Restaurant and Lounge, formerly Mrs. Rose Steak House. The premises are heated with oil baseboard heat. The Restaurant is fully equipped and seats approximately 80 people, has a refrigerated walk-in box, and has attached a warehouse, office, living room and bedroom and uncompleted bath.

TERMS OF SALE: A deposit of ten per cent (10%) of the purchase price will be required of the purchaser or purchasers on the date of sale with the balance of said purchase price to be paid upon the ratification thereof by the Circuit Court for Frederick

County, Maryland.

Taxes will be adjusted to the date of sale and all of the other costs and expenses of conveyancing are to be borne by the purchaser or purchasers.

WILLIAM W. WENNER
Assignee
3 West Church Street
Frederick, Maryland 21701
Phone 662-8171

ROLLINS, WENNER AND PRICE Solicitors for Assignee 3 West Church Street Frederick, Maryland 21701 ENMERT R. BOWLUS, Auctioneer

ACKNOWLEDGEMENT OF PURCHASE

How the undersigned hereby acknowledge to have purchased from William W. Wenner, Assignee, the parcel of real estate, together with the improvements thereon, as described in the within advertisement of sale as appears on this page, at and for the sum of One handred 51x thousand and onditions of the sale as set forth in the said advertisement of sale.

WITNESS my/our hands and seals this que day of A will 1974.

Joseph Mexander

(SEAL)

Donald C. Barnes

(SEAL)

Charles E Myges

(SEAL)

WITNESS:

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Filled april 16,1974